

Planning Application SMD/2021/0780 – Persimmon Homes, Cheadle Phase 2

The Development Services Committee of Cheadle Town Council wish to raise their concerns relating to the following:

1. There is no provision for parking at the new school at all. Not even for staff. The nearest provision of a public car park is in Cheadle Town Centre about ¾ of a mile away. Are the staff supposed to park on the road immediately outside the school? This road will be the only access to the phase 2 estate and according to the proposed plans will only be 5.5 metres wide. This road will therefore become very congested with parked vehicles. Before long there will be 'SCHOOL KEEP CLEAR' markings and double yellow lines in the area which will push the parking issues into other nearby areas. What happens if there is a school event and parents park in the vicinity of the school?

This is a classic example of the developers not wishing to provide the parking facilities because they would rather build more houses. Why not get it right in the first place and try to eradicate obvious future problems.

2. More thought should be put into the details of the houses that will back onto the established houses in Weaver Close. The houses in Weaver Close face outwards onto the proposed new estate and the visual intrusion out of their front windows will be significant. For that reason, we think consideration should be given for the new houses in that area to be bungalows to reduce that intrusion.
3. There have already been hugely significant issues in phase 1 of this development in relation to drainage and site levels. It is essential that lessons are learnt and that the following is put into place:
 - i. Provision is made for the regular maintenance and continued maintenance and monitoring (when the site is completed) of the SUDS to ensure the prevention of flooding at the base of the site
 - ii. Regular visits and checks by a building controller/approver, over and above what is considered normal practice. It is noted that Persimmon do not use someone provided by SMDC but one that they select themselves. There are concerns as to the independence of the one selected by Persimmon and condition should be made that whoever is called on to do it should have no association to Persimmon or any Company owned by or associated with Persimmon or any of its subsidiaries. There should be a signed declaration to this effect and a clear transparency as to whom the controller/approver works for.
 - iii. The SMDC Planning Office should pro-actively monitor the visits and reports of the Building Controller and immediately and firmly deal with any issues that arise.
 - iv. Any significant issues or complaints should be brought to the attention of The Planning Committee Chairman and its members

There is only one road on and off the estate. That road according to the proposed plans will be 5.5 metres in width and therefore relatively narrow. There are concerns that any issues or problems on that road could result in roadworks that could block off vehicular access/exit to the estate and/or create issues for emergency vehicle access. Consideration should be given to either the provision of a second access/ exit road or the widening of the road on the proposed plans.

4. During the building work carried out on Phase 1 there were complaints received concerning the noise and dust affecting local residents. We would like to see a condition that a double sided fence is erected prior to construction that protects residents in Weaver Close and Silver Street from the same issues of noise and dust during the construction of Phase 2.